

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
Held at 5:00 PM Thursday, December 13, 2012
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444

Item 1. Roll Call

The meeting was called to order and the following Board members were present:

Chair, James Camp III

Vice Chair, Robert W. Kelley

Board member, Dr. Nicholas Tranakas

Board member, Shirley Carson

Board member, Maria Freeman

Absent: None

Staff:

Mike Tadros, CFO

Guest:

None

Item 2. Review and Approval of the December 13, 2012 Regular Meeting Agenda

The Agenda was reviewed and no corrections or changes noted. Commissioner Tranakas moved approval; Commissioner Kelley seconded. All voted in the affirmative.

Item 3. Review and Approval of the October 11, 2012 Regular Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Tranakas moved approval; Commissioner Kelley seconded. All voted in the affirmative.

Note: The Board did not meet in November 2012.

Item 4. SECRETARY'S REPORT

1. Resolution 12-12

Proposed Public Housing Maximum Rent Schedule

In accordance with USHUD guidelines (24 CFR 5.504) & HUD Guide Book 7465.7, included in the Agenda package, as **Attachment 1**, was a copy of the proposed public housing maximum rent schedule. The E.D. discussed this item with the Board.

The Board was requested to approve the proposed Public Housing Maximum Rent schedule, effective January 2013, by adopting **Resolution 12-12**. Commissioner Tranakas moved approval; Commissioner Freeman Seconded. All voted in the affirmative.

2. Resolution 12-13

Proposed Public Housing Flat Rent Schedule

In accordance with USHUD guidelines (24 CFR 960.253 (b) included in the Agenda package, as **Attachment 2**, was a copy of the proposed public housing flat rent schedule. The E.D. discussed this item with the Board.

The Board was requested to approve the proposed Public Housing Flat Rent schedule, effective January 2013, by adopting **Resolution 12-13**. Commissioner Freeman moved approval; Commissioner Carson Seconded. All voted in the affirmative.

3. RESOLUTION 12-14

Revised Personnel Policy

Revisions/changes to the HACFL Personnel Policy was discussed at the October 11, 2012 Board meeting and was deferred to a future Board meeting.

The Board was presented with comparative options regarding sick and vacation time off, short and long term disability. The recommendation was that the Board approve the revisions to the personnel policy, including option 2 on the comparative options, by adopting Resolution 12-14. Commissioner Freeman moved approval; Commissioner Carson seconded. All voted in the affirmative. Changes to be effective January 1, 2013 and this item will be revisited annually.

4. RFQ # 2012-06 Pension Administrator/Consultant

The H/A recently advertised a Request for Qualifications for Pension Administrator/Consultant and received nine (9) responses. After staff review of the responses it was narrowed down to following three (3) companies:

- VALIC
- ING
- Nationwide

The E.D. and Mike Tadros, CFO, discussed this item and requested that the Board approve the Housing Authority's recommendation of VALIC (Variable Annuity Life Insurance Company) for the on-going Pension Administrator/Consultant. Commissioner Tranakas moved the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

5. RFQ #2012-09 Real Estate Development Services

The H/A recently posted RFQ for Real Estate Development Services to work with the Authority in developing the site by maximizing the resources available for affordable housing purposes within the City of Fort Lauderdale and Broward County.

The following four (4) companies submitted qualification packages:

- Carlisle Development
- Housing Trust Group, LLC
- Pinnacle Housing Group
- The Michaels Development Company

Housing Authority staff reviewed the packages and presented their recommendations for discussion and Board approval. Commissioner Freeman requested copies of the qualification packages and this item was tabled to the January 2013 Board meeting.

6. Presentation of Financial Reports for Period Ending September 30, 2012

Attachment 3 was a copy of the financial reports for period ending September 30, 2012, for the following programs:

- Public Housing
- Section 8
- Affordable Housing
- Central Office

The E.D. and Mike Tadros, CFO, reviewed each program with the Board.

7. Development Update

The E.D. gave the following updates on the HACFL's redevelopment projects:

- By the end of 2012, the HACFL would have closed on the financing on redeveloping or renovating eight out of nine proposed sites.

Item 5. NEW BUSINESS

1. Resolution 12-15

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE RATIFYING AND APPROVING ACTIONS RELATED TO THE REVITALIZATION OF ITS REMAINING HOUSING PORTFOLIO (NWG II).

This item was presented to the Board for review and approval.

Commissioner Tranakas moved the approval of Resolution 12-15; Commissioner Kelley seconded. All voted in the affirmative.

2. Resolution 12-16

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE RATIFYING AND APPROVING ACTIONS RELATED TO THE REVITALIZATION OF ITS REMAINING HOUSING PORTFOLIO (NWG IV).

This item was presented to the Board for review and approval.

Commissioner Tranakas moved the approval of Resolution 12-16; Commissioner Kelley seconded. All voted in the affirmative.

3. Employee Incentive Compensation

The E.D. presented this item for discussion and approval. The recommendation was that all Housing Authority (H/A) staff, except for newly hired, (hired less than 3 months) receive a one-week holiday incentive bonus pay.

Commissioner Kelley moved the motion to approve the H/A paying a one week holiday incentive bonus to all qualified staff, including the Executive Director; Commissioner Freeman seconded. All voted in the affirmative.

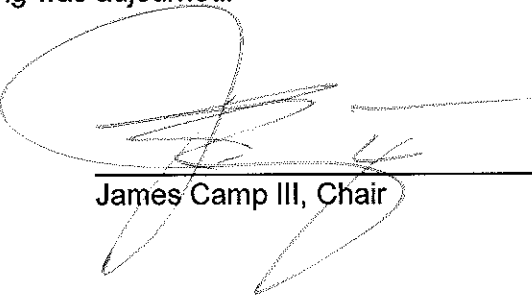
4. Executive Director Employment Agreement

The ED's Employment contract will expire December 31, 2012. This contract automatically renews for 3 years. However, the Board should be notified 6 months before the automatic renewal date. The E.D. requested an extension to give the Board time to discuss prior to automatic renewal.

Commissioner Kelley moved the motion to extend the E.D's Employment Contract for six (6) months; Commissioner Carson seconded. All voted in the affirmative.

Item 6. Adjournment

There being no further discussion, the meeting was adjourned.



James Camp III, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary